

**CITY OF SALEM
JOINT PUBLIC HEARING
OF THE CITY COUNCIL AND PLANNING BOARD
APRIL 13, 2022, AT 6:30 P.M.**

The Salem City Council will hold a Joint Public Meeting with the Planning Board on Wednesday, April 13, 2022 at 6:30 P.M. for the purpose of discussing two (2) Zoning Ordinance Amendments summarized below via remote participation in accordance with Chapter 40A, SS 5, of the Massachusetts General Laws and in accordance with Chapter 20 of the Acts of 2021 and as amended by Chapter 22 of the Acts of 2022. The purpose of the public hearing is to provide interested parties with an opportunity to comment on these two (2) proposed Zoning Amendments.

Individuals may participate remotely in the meeting via a remote participation platform called Zoom. Members of the public and/or parties with a right and/or requirement to attend this meeting may access the remote participation meeting through any one of the following ways:

If wishing to make comment, please use the raise my hand feature.

• Enter this link below into your web browser to join the meeting:

<https://us02web.zoom.us/j/87590874407?pwd=Ly9mRDBSNkJiTzU1OUNmbnl5Ujc2UT09>

Password: 320801

• Go to the website link <https://zoom.us/join>. Enter Webinar ID: 875 9087 4407 followed by the meeting password noted above if necessary.

• By Telephone: Participants can dial a toll-free phone number at 888-475-4499 or 877-853-5257 (Toll Free) to join the meeting. When prompted, enter Webinar ID#: 875 9087 4407 and follow the instructions to join the meeting. Those dialing in may press *9 to raise your hand to speak.

SATV will still be airing this meeting live on Channel 22.

Very truly yours,

ATTEST:

ILENE SIMONS
CITY CLERK

“Persons requiring auxiliary aids and services for effective communication such as sign language interpreter, an assistive listening device, or print material in digital format or a reasonable modification in programs, services, policies, or activities, may contact the City of Salem ADA Coordinator at (978-619-5630) as soon as possible and no less than 2 business days before the meeting, program, or event.”

“Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A ss. 18-25, and City Ordinance Sections 2-2028 through 2-2033.”

SUMMARY OF TWO (2) PROPOSED ZONING ORDINANCES

1. Section 8.2 – Entrance Corridor Overlay District of Section 8.0 Special District Regulations is hereby amended as follows:

A) Delete paragraphs 1 through 3 with Section 8.2.5 Parking Areas in their entirety and replace them with:

“1. Landscaping shall include one (1) medium to large shade tree of three and one-half inch to four-inch caliper

diameter at breast height (DBH) for each three (3) parking spaces unless otherwise waived pursuant to Section

8.2.9 of this section. Trees shall be planted in plant beds bounded by six-inch granite curbing.

2. No plant bed shall be less than fifteen (15) square feet, and no dimension of such plant bed shall be less than forty-two (42) inches, measured from inside face of curb to inside face of curb or wall.

3. A planting strip of no less than forty-two (42) inches wide shall separate vehicles parked face to face in a parking area. Such planting strip shall include one (1) three and one-half-inch to four-inch caliper tree every twenty-seven (27) feet.”

B) Insert a new section 8.2.9 Design Waivers.

“1. Upon the request of the Applicant, the Planning Board may grant a Special Permit pursuant to Section 9.4 to waive the following requirements in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the Entrance Corridor Overlay District. Applicants shall annotate plans to identify this distinction prior to approval. A. In lieu of the standard three and one half-inch to four-inch caliper DHB shade trees required per Section 8.2.5(1), the Planning Board may grant a waiver to allow up to 20% of the trees located within an ECOD to be smaller two-inch to three-inch caliper DBH ornamental trees and or container grown multi-stem and hedge species with a corresponding applicant payment to the Tree Replacement fund per Salem Code of Ordinances Ch. 43 Sec. 61, amount to be determined by the Tree Warden.”

2. Amending Section 8 Special District Regulations by:

A. Adding a new Section 8.7 Bridge Street Neck Overlay District.

The amendment proposes an overlay district superimposed on all underlying zoning districts within the Bridge Street Neck Overlay District boundaries. The boundary extends to all parcels north of Webb Street that abut Bridge Street, in addition to properties on Pierce Avenue; Waite Street; Rear Bridge Street; Cromwell Street; East Collins Street; and Lathrop Street. The overlay provides the option for redevelopment through the underlying ordinance

or the overlay ordinance. The zoning amendment proposes to prohibit Planned Unit Developments (PUDs) in the overlay district and thus prohibit PUDs in the underlying districts that the overlay superimposes. If redevelopment in the district proposes a use that is permitted by the overlay but not by the underlying zoning, it shall be considered a permitted use and is not eligible for a special permit pursuant to Section 3.3.2 of the Salem Zoning Ordinance.

The overlay proposes to allow several neighborhood serving uses throughout the district by right including; two-family dwelling; dwelling unit above first floor retail, personal service or office use; business or professional office; medical or dental office; retail store; personal service establishment; restaurant; bank financial agency; industrial; brewery, distillery or winery with

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tasting room; and arts and crafts studios. Uses proposed to be allowed by special permit include multifamily dwelling; computer hardware development; light manufacturing; and research, laboratories, and development facilities. The ordinance includes site and building design as well as façade design guidelines that will be applicable upon adoption of the ordinance. The guidelines are included to strengthen the neighborhood, reinforce its intimate and historic scale, and contribute to the vitality, activity, and continuity of a walkable place. Development standards are also included with specific dimensional standards for lots; open space requirements; building standards; building design standards; parking standards and screening requirements. The ordinance includes a special permit process to for waivers from the development standards. An administrative plan review is required for projects less than 2,000 gross square feet and façade improvements. Site plan review is required for projects with an addition of 2,000 square feet or more and any project that requests a special permit design wavier. Specific criteria for site plan review, administrative review and the design wavier special permit are included as well as action of the permitting authority. The Planning Director is the permitting authority of administrative plan review. The permitting authority of site plan review and use special permits is the Planning Board whereby the Design Review Board is advisory to the Planning Board. The permitting authority of the development standard waiver special permit is both Planning Board and the Design Review Board.

B. Amending Section 2 Districts by inserting Bridge Street Neck Overlay District in Overlay Districts, Section 2.2.

C. Amending Section 3.1 Table of Principal and Accessory Use Regulations by inserting three asterisks to Planned Unit Development with the following table note. *Planned unit development is not permitted in the Bridge Street Neck Overlay District.**

The complete text of the proposed amendments to the Zoning Ordinance are on file and available for inspection by calling or emailing the City Clerk's Office, 93 Washington Street, Salem, MA at 978-619-5610 or isimons@salem.com or the Department of Planning & Community Development, 2nd floor, City Hall Annex, 98 Washington Street, Salem, MA. 978-619-5685 or eimert@salem.com.